

**College Heights Estates Association
Minutes of the Annual Business Meeting
Thursday, September 26, 2024-7pm
via Zoom**

Attended: Board members -- Earl Adams Jr., Ron Blunck, Jean Lee, Kimberly Nugent, Chris Oehrle, Jean Pirovic, and Jie Zhang. (Other attendee names withheld for privacy reasons.)

Chris Oehrle called the CHEA business meeting to order at 7:30 pm.

Election of CHEA officers: Chris wants to keep the current board, but noted that many neighbors have helpful experiences to contribute to the Board. The current officers are:

President: Chris Oehrle

Vice President: Earl Adams, Jr.

Treasurer and Database Manager: Jie Zhang

Secretary: Jean Lee, *ex officio*

Board members: Ron Blunck, Ted Darlington, Tate Hillmoe, Lisa Holt, Shawne Morgan, Kimberly Nugent and Amy Sapkota.

The board moved to accept the current officers to continue serving for the 2024-2025 year. Jean Pirovic noted that we'd like to have other neighbors to consider running for the board as well. Chris expressed appreciation and awareness that the board members are busy, but thankful for the time we're putting into leading CHEA. There is some concern about just letting anyone on the Board given the fiduciary responsibilities of Board members, so we would need a vetting process. This is usually a recruiting process. The charter and bylaws need to be evaluated to elect officers legally. Ron noted that we have a document noting what it takes to be on the board and the skillset required. He also commented that some neighbors run for the board because of a particular issue, but board members have to consider several issues. It was suggested that we write up the job descriptions of officers and to share with neighbors. Ron suggested having conversations with neighbors to generate interest. Ron will send Chris the board description document. Earl recognized Chris for his several years of service as CHEA president. The meeting bylaws might need to be updated/amended. Chris and Ron will work on editing the bylaws, if necessary. Ron commented that CHEA should remain as a voluntary organization. Board size should be flexible.

Financial report: Jie submitted the report. Chris recognized that we need to invest in the landscaping. Chris noted that only 22 families paid 2024 dues so far this year. Which is less than 10% of CHE's population. CHEA Fest is the time when most neighbors pay their due (still \$25!). Chris said the mailed reminders also brought in the dues, last year. Ron said regular communication with neighbors is important to stay connected. Some neighbors aren't aware that CHE is an unincorporated town. He suggested an email blast to consider giving new neighbors a welcome kit. The dues might increase (landscaping is one of the factors). Signs are also expensive (about \$800). Chris also suggested that the Board should always have a capital expenditure fund for non-periodic expenses or items.

Landscaping help: The Board wanted to plant some flowers and annuals. The weather's been so hot, which is why the gardening was put off. He'd like to revive the pillar planting maintenance. Ron suggested hiring a landscaping and watering service or contact a neighbor on the south side of Wells Parkway and reimburse the neighbor for water usage. Shawne asked if we can have a flat to capture water. She might know of a neighbor who might be able to help with the water supply. The pillars also need some repair. Jean Pirovic suggested planting more azaleas, but would need to know when's the best time to plant. She might be able to put mulch around. Shawne noted that azaleas blossoming is short-lived (about a month). Chris suggested planning for the gardening in about 2 weeks. Shawne would like to help Chris and Jean P. with this project. Jie asked Tony (landscaper) to evaluate the landscaping. Jie also has some photos.

Rentals/Air BnBs: Need to meet county regulations and CHE needs to be notified about which houses are rentals. Jean Pirovic expressed concern about the condition about homes not being well-maintained such as the grass not being cut. Richard also noted that an AirBnB had the garbage cans out all week. There's a rental near Commander Drive.

Street sweeping: Might not be necessary in our neighborhood, but might ask the neighbors/survey. Ron suggested not having the service and to remove the signs. Chris suggested that we get some consensus from our residents before we act.

New business:

There was concern about someone parking a car on the grass instead of the driveway/street. Ron suggested calling the Town of University Park about the parking issue.

CHEA Fest: Kimberly Nugent will organize CHEA Fest. Jean P. might be doing the shopping. The tentative date is Sunday, October 20. The directional signs will be to be put up (flyers? door-to-door). Paula suggested reaching out to new neighbors and invite to CHEA Fest.

UP House Tour: Jean P. noted that the tour will take place December 14 from 3pm to 7pm. Chris will send a reminder.

The CHEA annual business meeting was adjourned at 8:52 pm.

Respectfully submitted,
Jean S. Lee
Secretary, *ex officio*